VICINITY MAP  
NOT TO SCALE**GENERAL NOTES:**

- NO PUBLIC FACILITIES (I.E. PARKS, MUNICIPAL BUILDINGS) ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- PUBLIC INFRASTRUCTURE (I.E. FIRE HYDRANTS, STORM DRAINS) WILL BE DESIGNED, CONSTRUCTED AND DEDICATED IN ACCORDANCE WITH CITY OF BRYAN CODES, GUIDELINES AND SPECIFICATIONS.
- THE ALTERNATE COLLECTOR ALIGNMENT SHOWING AN INTERSECTION WITH WILLIAM J. BRYAN PARKWAY ON THE POST OFFICE FRONTAGE MAY BE PURSUED UPON THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN, TXDOT AND THE U.S. POSTAL SERVICE.
- THE WESTERN PORTION OF THE COLLECTOR BETWEEN BROADMOOR AND VILLA MARIA, BEYOND THE PROPERTY, IS NOT INCLUDED IN THIS DEVELOPMENT PLAN, BECAUSE THE LOCATION IS FIXED ONTO PROPERTY NOT CONTROLLED BY THE DEVELOPER. IF THE DEVELOPER GAINS CONTROL OF THE PROPERTY, THIS MASTER PLAN WILL BE UPDATED. THIS ROADWAY PORTION MAY BE ADDED TO THE PROJECT THROUGH THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN ADDRESSING R.O.W. ACQUISITION AND OFF-SITE DEVELOPMENT COSTS.
- IN ORDER TO DEMONSTRATE THAT THE DETENTION REQUIREMENTS FOR THIS PROJECT CAN BE MET, SEVERAL POTENTIAL DETENTION AREAS HAVE BEEN IDENTIFIED. WHILE THESE AREAS ARE SHOWN WITHIN CERTAIN PHASES FOR THE PURPOSES OF PLATTING, THEY MAY BE CONSTRUCTED OR MODIFIED AHEAD OF, OR BEHIND THE SCHEDULE OF THE PHASE THEY ARE INCLUDED WITHIN.

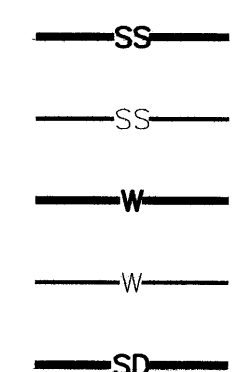
FOR THE PURPOSE OF THIS MASTER PLAN, THESE DETENTION BASINS ARE NUMBERED ACCORDING TO THE PHASE IN WHICH THEY ARE SHOWN. THEREFORE, THERE ARE 5 DETENTION AREAS INCLUDED IN THIS MASTER PLAN, NOS. 3,4,5,8 & 11.

ANY BASIN MAY BE CONSTRUCTED ENTIRELY AT ONCE, OR CONSTRUCTED TO MEET THE NEEDS OF ONE PHASE AND THEN EXPANDED ONE OR MORE TIMES TO ACCOMMODATE LATER PHASES.

THE FOLLOWING PRELIMINARY LISTING INCLUDES EACH DEVELOPMENT PHASE, FOLLOWED BY THE DETENTION BASIN(S) THAT MAY BE USED TO PROVIDE ANY REQUIRED MITIGATION.

DEVELOPMENT PHASE 1 - DETENTION AREAS 8 AND/OR 11  
 DEVELOPMENT PHASE 2 - DETENTION AREAS 8 AND/OR 11  
 DEVELOPMENT PHASE 3 - DETENTION AREAS 3 AND/OR 11  
 DEVELOPMENT PHASE 4 - DETENTION AREAS 4 AND/OR 8  
 DEVELOPMENT PHASE 5 - DETENTION AREAS 3 AND/OR 5 AND/OR 11  
 DEVELOPMENT PHASE 6 - DETENTION AREAS 4 AND/OR 8  
 DEVELOPMENT PHASE 7 - DETENTION AREAS 3 AND/OR 11  
 DEVELOPMENT PHASE 8 - DETENTION AREAS 4 AND/OR 8 AND/OR 11  
 DEVELOPMENT PHASE 9 - DETENTION AREAS 3 AND/OR 5 AND/OR 11  
 DEVELOPMENT PHASE 10 - DETENTION AREAS 3 AND/OR 5 AND/OR 11  
 DEVELOPMENT PHASE 11 - DETENTION AREA 11  
 DEVELOPMENT PHASE 12 - DETENTION AREA 4 AND/OR 8  
 DEVELOPMENT PHASE 13 - DETENTION AREAS 4 AND/OR 8

- THE STREET SHOWN WITHIN PHASE 3 WHICH CONNECTS THE CURRENT END OF RED RIVER TO BROADMOOR, IS SHOWN AS A LOCAL STREET BASED ON THE CLOSURE OF RED RIVER AT VILLA MARIA. SHOULD THIS CLOSURE NOT BE EFFECTIVE BEFORE THE PRELIMINARY PLAT PROCESS BEGINS FOR PHASE 3, THE STREET WILL BE WIDENED TO COLLECTOR LEVEL.

**LEGEND:**

PROP. SANITARY SEWER

EXIST. SANITARY SEWER

PROP. WATER LINE

EXIST. WATER LINE

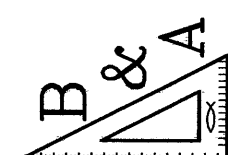
PROP. STORM DRAIN

PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	4.88 ACRES	7 D.U./AC.	34 UNITS
2	MULTI-FAMILY	6.87 ACRES		
3	SINGLE FAMILY/PATIO HOME/TOWNHOME	6.90 ACRES	10 D.U./AC.	69 UNITS
4	COMMERCIAL/RETAIL/OFFICE	7.40 ACRES	7 D.U./AC.	51 UNITS
5	SINGLE FAMILY/PATIO HOME	8.85 ACRES	7 D.U./AC.	62 UNITS
6	COMMERCIAL/RETAIL/OFFICE	7.80 ACRES		
7	SINGLE FAMILY/PATIO HOME	2.62 ACRES	7 D.U./AC.	18 UNITS
8	COMMERCIAL/RETAIL/OFFICE	4.27 ACRES		
9	SINGLE FAMILY/PATIO HOME	4.90 ACRES	7 D.U./AC.	34 UNITS
10	SINGLE FAMILY/PATIO HOME	5.60 ACRES	7 D.U./AC.	39 UNITS
11	SINGLE FAMILY/PATIO HOME	4.29 ACRES	7 D.U./AC.	30 UNITS
12	COMMERCIAL/RETAIL/OFFICE	1.12 ACRES		
13	COMMERCIAL/RETAIL/OFFICE	0.62 ACRES		

TOTAL 66.12 ACRES 337 UNITS

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MASTER PLAN

BRIAR MEADOWS CREEK

38.08 ACRES OF LAND  
 IN THE JOHN AUSTIN SURVEY, A-2  
 BRYAN, TEXAS

DRAFT  
FOR  
REVIEW ONLY

PROJECT NUMBER

7031

FILE NAME: 7031-MP03

SHEET: 1 OF 1

REVISIONS  
 REV. DATE BY APP. COMMENT  
 PREPARED FOR: BURTON CREEK DEVELOPMENT, L.L.C.  
 SCALE: DATE: MARCH, 2006  
 DRAWN BY: SWW  
 PROJECT MANAGER: PAUL LEVINTIS, P.E.

MP06-02 #4